



HARFORD COUNTY STATISTICS

DECEMBER 2017

Prepared by the Harford County Office of Economic Development

ECONOMIC INDICATORS

	May 2017	June 2017	Sept 2017	Oct 2017	Nov 2017	Dec 2017
Prime Rate	4.00%	4.14%	4.25%	4.25%	4.25%	4.38%
Federal Funds	0.91%	1.05%	1.16%	1.15%	1.16%	1.29%
Mortgage Rate (30 yr)	4.11%	3.89%	3.87%	3.90%	3.88%	3.93%
Inflation Rate	2.34%	2.20%	2.3%	2.3%	2.27%	2.16%
GDP Growth	1.92%	2.04%	1.9%	2.2%	2.2%	2.43%

Source: Financial Forecast Center, LLC

HARFORD COUNTY CIVILIAN LABOR FORCE & UNEMPLOYMENT

Harford County	2016	Oct-17	Avg 2017
Available Labor	137,089	139,403	140,736
Employment	131,499	134,519	135,404
Unemployment	5,590	4,884	5,332
Unemployment	4.1	3.5	3.8

Harford County 2017				
Month	Labor Force	Employment	Unemployment	Rate
April	138,271	133,223	5,048	3.7
July	142,060	136,211	5,849	4.1
August	140,682	135,168	5,514	3.9
Sept.	139,466	134,834	4,632	3.3
Average	140,120	134,859	5,261	3.8

Balto Towson MSA 2017				
Month	Labor Force	Employment	Unemployment	Rate
April	1,496,983	1,435,347	61,642	4.1
July	1,536,698	1,469,145	67,553	4.4
August	1,525,203	1,460,385	64,818	4.2
Sept.	1,512,956	1,457,554	55,402	3.7
Average	1,517,960	1,455,606	62,354	4.1

Maryland 2017				
Month	Labor Force	Employment	Unemployment	Rate
April	3,229,113	3,091,454	137,659	4.3
July	3,237,010	3,107,446	129,564	4
August	3,242,312	3,114,941	127,371	3.9
Sept.	3,252,526	3,129,596	122,930	3.8
Average	3,240,240	3,110,859	129,381	4

Source: MD Dept. of Labor, Licenses & Regulation (DLLR)

VACANCY RATES

	Vacancy Rate	Average Rental Rate
Industrial	5.3%	\$5.39
Office	16.8%	\$22.53
Retail	4.4%	\$21.09/nnn

Source: Co-Star; Nov. 2017

HARFORD CO. BOND RATING

Moody's	AAA
Standard & Poor's	AAA
Fitch Ratings	AAA



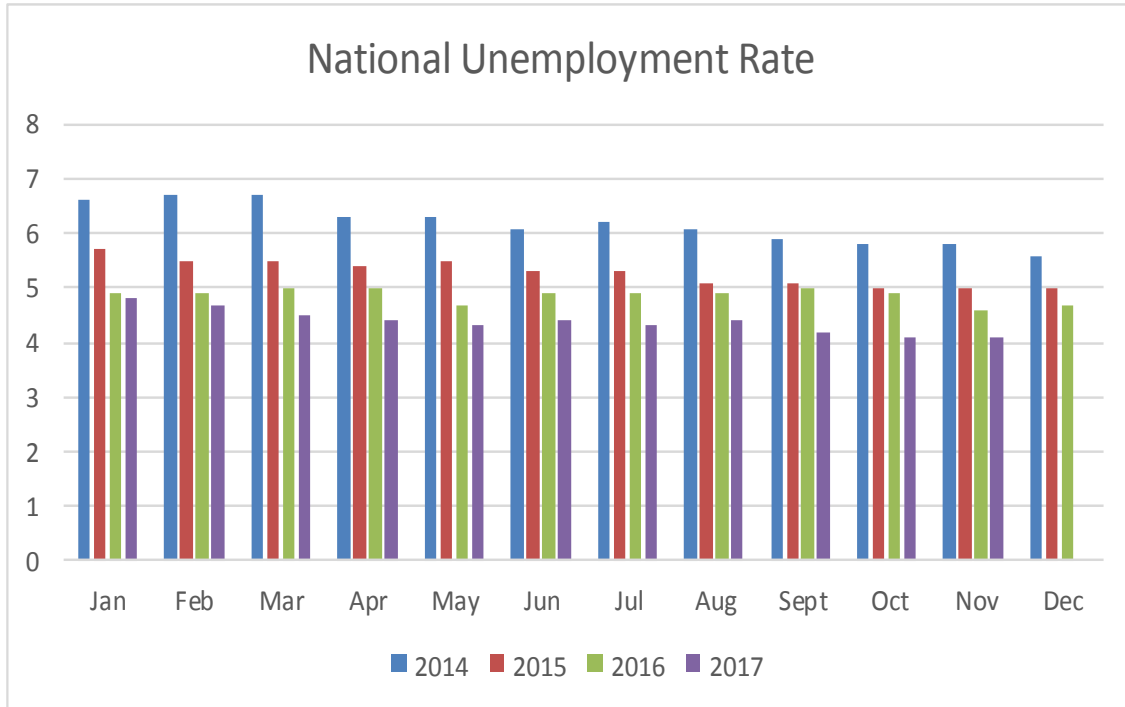
HARFORD COUNTY PERMIT ACTIVITY

Building (Commercial)	2015	2016	2017	Total
Accessory	15	65	78	158
Addition	55	20	15	90
Alteration	132	100	71	303
Demolition	46	23	21	90
New	96	27	8	130
Shell Building	3	1	4	8
Temporary	1	14	14	29
Tenant Space	12	42	41	95
Building (Manufactured)				
Commercial Modular Addition	19	0	1	20
Commercial Modular New	0	12	9	21
Demolition/Removal	20	22	72	114
Mobile Home Install	23	27	25	76
Residential Modular New	4	2	3	9
Temporary	0	2	1	3
Building (Multi-Family)				
Addition	6	7	2	15
Alteration	31	20	8	59
Demolition	0	1	1	2
Dwelling Unit	38	40	0	78
Shell Building	24	13	1	38
Building (Residential)				
Accessory	1,116	1,038	938	3093
Addition	957	789	426	2128
Alteration	280	236	237	752
Demolition	4	67	67	139
New	308	405	404	1117
Total	3,190	2,973	2454	8575

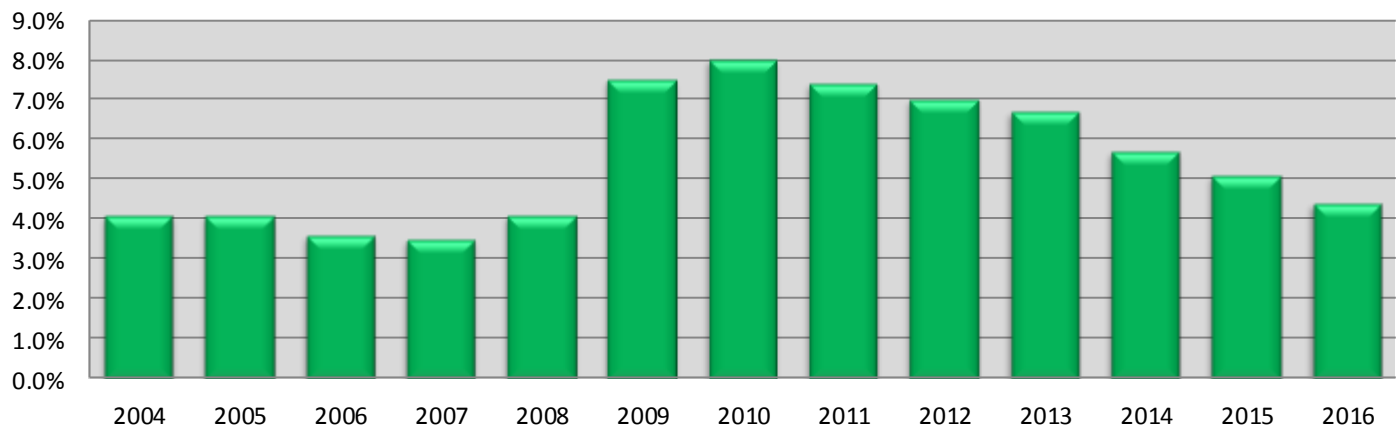
Source: Harford County Dept. of Licensing & Permits and Planning & Zoning

EMPLOYMENT COMPARISON - NATIONAL/COUNTY/STATE

National Unemployment Rates												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2014	6.6	6.7	6.7	6.3	6.3	6.1	6.2	6.1	5.9	5.8	5.8	5.6
2015	5.7	5.5	5.5	5.4	5.5	5.3	5.3	5.1	5.1	5.0	5.0	5.0
2016	4.9	4.9	5.0	5.0	4.7	4.9	4.9	4.9	5.0	4.9	4.6	4.7
2017	4.8	4.7	4.5	4.4	4.3	4.4	4.3	4.4	4.2	4.1	4.1	



Harford County Average Unemployment 2004-2016



**Numbers adjusted; Source: MD Dept. of Labor, Licenses & Regulation (DLLR), US Bureau of Labor Statistics (BLS)*

RESIDENTIAL PROPERTY STATS

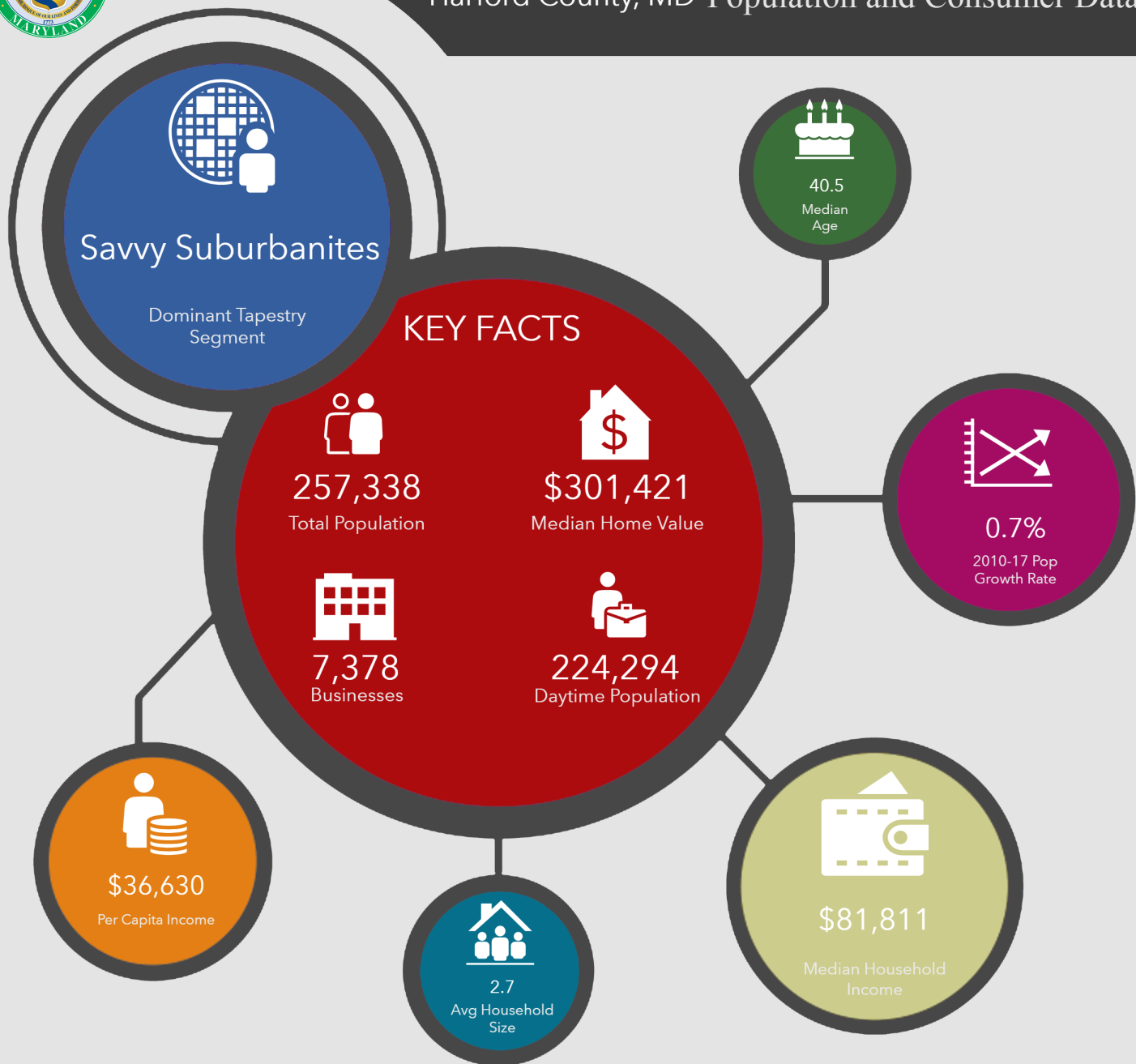
MRIS: Long & Foster Market Minute

	Median Sale Price		Total Units Sold		Avg. Days on Market		Avg. Sales to List Ratio	
	2016	2017	2016	2017	2016	2017	2016	2017
January	\$243,733	\$234,000	215	185	74	64	92.20%	98.1%
% of Change	9%		-19%		-14%		0.5%	
February	\$223,000	\$221,000	186	207	83	69	94.00%	99.1%
% of Change	-1%		5%		-17%		1.3%	
March	\$220,000	\$230,000	286	307	64	66	98.3%	98.3%
% of Change	5%		5%		3%		No change	
April	\$235,000	\$245,000	274	340	67	57	98.3%	98%
% of Change	4%		22%		-15%		-0.8%	
May	\$267,472		377		76		95.20%	
% of Change								
June	\$284,483		415		67		96.10%	
% of Change								
July	\$269,760	\$245,000	346	345	64	43	96.00%	98.4%
% of Change	-4%		-1%		-16%		2%	
August	\$244,900	\$265,000	399	365	53	55	95.40%	99%
% of Change	8%		-11%		4%		.5%	
September	\$242,000	\$230,500	369	299	58	42	98.1%	98.1%
% of Change	-5%		-16%		-28%		0%	
October	\$277,107	\$245,000	275	307	62	49	99%	99%
% of Change	-8%		10%		-21%		0%	
November	\$229,500		292		64		97.5%	
% of Change								
December	\$229,900		302		70		98.4%	
% of Change								

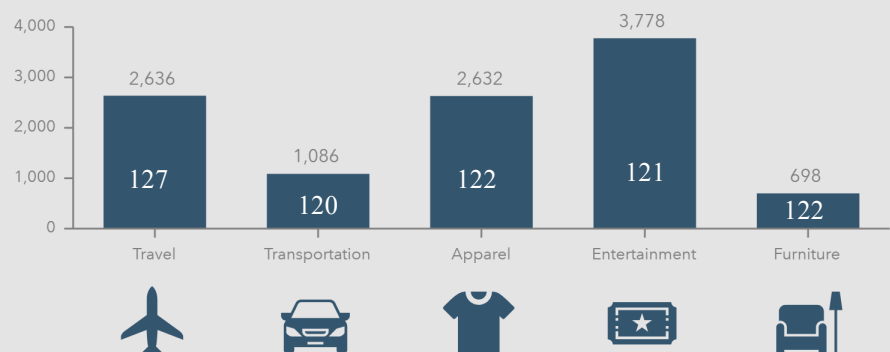
	Active Inventory		Months of Supply		New Listings		Current Contracts	
	2016	2017	2016	2017	2016	2017	2016	2017
January	1291	954	5.7	5.2	337	348	260	285
% of Change	-26%		-9%		2%		10%	
February	1254	948	6.4	4.6	383	389	280	324
% of Change	-24%		-28%		2%		16%	
March	1334	996	4.6	3.2	545	571	362	444
% of Change	-25%		-29%		5%		23%	
April	1391	1033	5	3	626	561	434	434
% of Change	-26%		-39%		-11%		No change	
May	1,239		3.4		540		245	
% of Change								
June	1,298		3.2		575		213	
% of Change								
July	1,466	1112	34.1	3.2	517	504	226	402
% of Change	-24%		-21%		-3%		14%	
August	1,379	1073	3.4	2.9	444	458	345	362
% of Change	-22%		-13%		3%		5%	
September	1,396	1107	3.9	3.7	467	479	280	317
% of Change	-21%		-6%		3%		13%	
October	1340	1052	4.8	3.4	411	420	308	343
% of Change	-21%		-28%		2%		23%	
November	1144		3.9		324		299	
% of Change							-	
December	988		3.3		206		227	
% of Change								



Harford County, MD Population and Consumer Data



KEY SPENDING FACTS (\$)



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Spending facts are average annual dollars per household

Numbers in white on spending facts are potential spending index which represents the amount spent in Harford County relative to the national average of 100.